

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86337

ac



Your Bridge to a Better Community

BLDG ADDRESS 342 Canyon Rim Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3277
TAX SCHEDULE NO. 2945-192-10-018 SQ. FT. OF EXISTING BLDGS —
SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3277
FILING 1 BLK 2 LOT 18 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 2017 Rosette Ct USE OF EXISTING BUILDINGS —
(1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE New Home
(2) APPLICANT John Bennett TYPE OF HOME PROPOSED:
(2) ADDRESS 2017-Rosette Ct Site Built Manufactured Home (UBC)
(2) TELEPHONE 234-0808 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures 30%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 30' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions ACCO required
CENSUS 1401 TRAFFIC 63 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Bennett Date 9-16-02
Department Approval PB C. Faye Johnson Date 10/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15389</u>
Utility Accounting <u>P. Bensley</u>	Date <u>10/15/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

